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03/07/2022 03:47:17 PM  
DEEDS 1/3

This Instrument Prepared By:  
Kyle England, Esq.  
Bar ID No. 5936-N87Z  
SPAETH & DOYLE LLP  
950 S. Cherry Street, Suite 1220  
Denver, CO 80246

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Forty-Six Thousand And No/100 DOLLARS (\$446,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **OfferPad SPE Borrower A, LLC, A Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR PropCo J, L.P., a Delaware limited partnership** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 12, ACCORDING TO THE SURVEY OF HELENA STATION, AS RECORDED IN MAP BOOK 47, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 744 Helena Station Drive, Helena, AL 35080  
Parcel Identification Number: 13 8 28 1 007 012.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR do covenant with the said GRANTEE, its heirs and assigns, that it are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 4 day of March, 2022.

OfferPad SPE Borrower A, LLC, A Delaware limited liability company

BY: 

~~Vaughn Bair~~

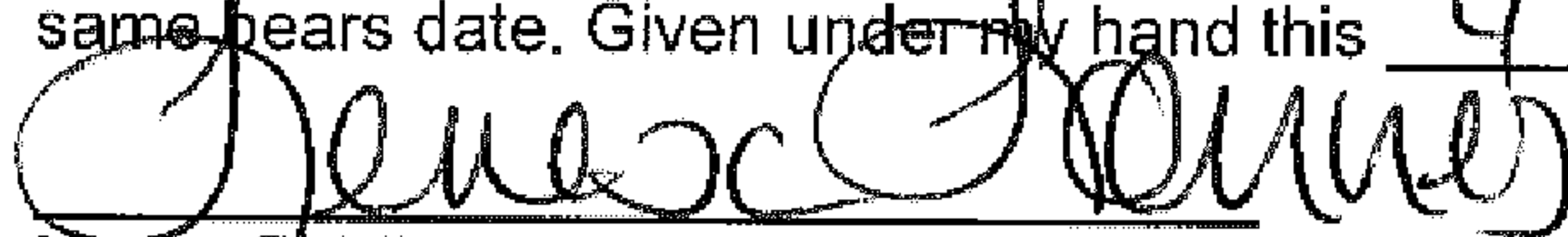
Authorized Signatory

**Melinda Kingmixay**  
Authorized Signer

The State of ~~Alabama~~ Arizona

Maricopa County

I, Teresa Torres (name), notary public, hereby certify that Vaughn Bair, Authorized Signatory for OfferPad SPE Borrower A, LLC a Delaware limited liability company, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 4 day of March, A.D. 2022.



Notary Public

Witness my hand and official seal.

My Commission Expires: 10-23-2022



**TERESA TORRES**  
Notary Public - State of Arizona  
**MARICOPA COUNTY**  
Commission # 556081  
Expires October 23, 2022

## REAL ESTATE SALES VALIDATION FORM

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: OfferPad SPE Borrower A, LLC, A  
Delaware limited liability company  
Mailing Address: 2150 E. Germann Road, Suite 1  
Chandler, AZ 85286

Grantee's Name: FKH SFR Propco J, L.P., a Delaware  
limited partnership  
Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067

Property Address: 744 Helena Station Drive  
Helena, AL 35080

Date of Sale: March 7, 2022  
Total Purchase Price: \$446,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☐ Other: \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: **March 7, 2022**

Unattested

(verified by)

Print:

**Melinda Kingmixay  
Authorized Signer**

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/07/2022 03:47:17 PM  
\$474.00 BRITTANI  
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*Alvin S. Bayl*